



FOR SALE

DETACHED

MLS# C14031184

# 90 Berkinshaw Crescent, Toronto, ON M3B 2T2

Banbury-Don Mills, Toronto · M3B 2T2

C\$ 1,849,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 4        | 3         | 2,250 | 6       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

A Distinctive Architectural Gem in Don Mills. Set on a private, beautifully treed lot, this exceptional modern bungalow loft offers a rare combination of sophisticated design, dramatic volume and serene natural surroundings. Thoughtfully renovated and filled with natural light, the home welcomes you with an impressive 23-foot ceiling in the foyer, creating an immediate sense of scale and grandeur. The residence blends contemporary elegance with warmth and livability, while the lush greenery and river-rock landscaping create a tranquil retreat that feels wonderfully removed from the city. Every element has been thoughtfully considered to create a home that is both visually striking and exceptionally comfortable. Perfectly positioned on a quiet residential street, the property is close to Norman Ingram School, Edwards Gardens, Wilket Creek Park, scenic walking and cycling trails, the library and TTC. Just minutes away, the Shops at Don Mills provide an outstanding selection of restaurants, cafés, boutiques, everyday conveniences and entertainment. This is an exceptional opportunity to experience design-forward living, privacy and nature without sacrificing urban convenience-a truly special home in one of Toronto's most established and desirable neighbourhoods. Recent improvements include: Roof (2024), Furnace (2025), Water Tank (2023), fully renovated main-floor bathroom, and new engineered hardwood flooring throughout the main floor (2025).

### FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

### PROPERTY DETAILS

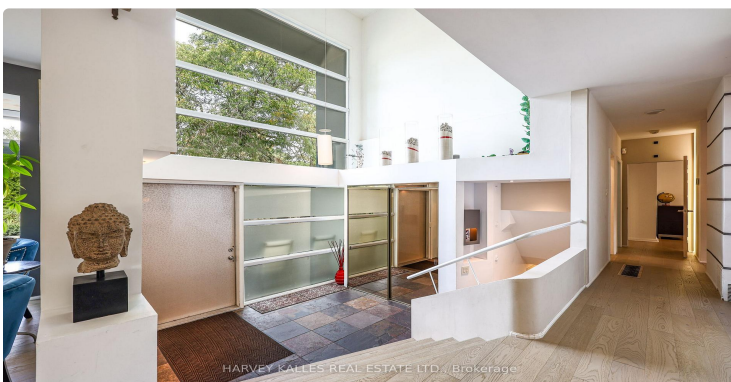
|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Detached          |
| LISTING STATUS | For Sale          |
| STYLE          | Bungalowft        |
| PROPERTY TYPE  | Detached          |
| BASEMENT       | Finished          |
| FACING         | East              |
| AREA RANGE     | 2000-2500 sqft    |
| PARKING        | 6 spaces          |
| ANNUAL TAX     | \$10,432          |
| POSTAL CODE    | M3B 2T2           |
| NEIGHBOURHOOD  | Banbury-Don Mills |

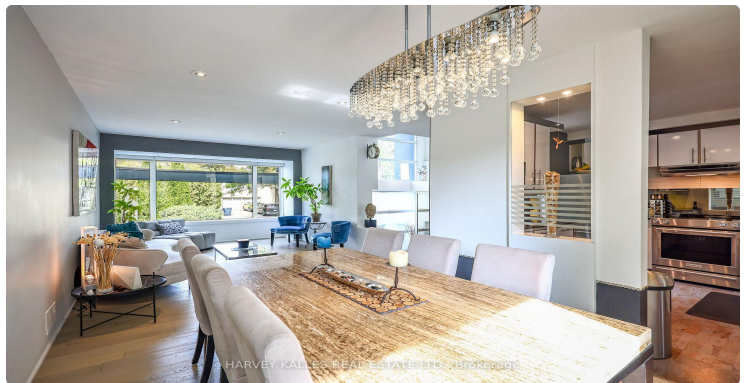
## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES          |
|-------------|-------|------------|-------------------|
| Living Room | Main  | —          | Combined w/Dining |

| ROOM            | LEVEL | DIMENSIONS | FEATURES                 |
|-----------------|-------|------------|--------------------------|
| Dining Room     | Main  | —          | Combined w/Living        |
| Kitchen         | Main  | —          | Overlooks Family, Pantry |
| Family Room     | Main  | —          | Fireplace, Walk-Out      |
| Study           | Main  | —          | Closet                   |
| Bedroom 2       | Main  | —          | Closet                   |
| Bedroom 3       | Main  | —          | Closet                   |
| Primary Bedroom | Upper | —          | Walk-In Closet(s)        |

## GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

HARVEY KALLES REAL ESTATE LTD.

**Email:** pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.